

ACTION

AGENDA DESIGN REVIEW COMMITTEE Chula Vista, California

**February 16, 2004
4:30 p.m.**

**Council Chambers
Public Services Building
276 Fourth Avenue, Chula Vista**

ROLL CALL: Ariaza, Aguilar and Mestler

ABSENT: Alberdi

APPROVAL OF MINUTES: November 17, 2003, and January 12, 2004

PUBLIC HEARING:

1. DRC-04-26 Evergreen Devco. Inc.
Walgreens Retail Store and Pharmacy
1101 Third Ave, 1105-A&B, 1109 Third Ave.-A&B,
1121 Third Ave., 1123 Third Ave, and 293 Naples St.
Approval of a site plan and architectural review for a 14,360
sq. ft., 1-story, 33-ft. high Walgreens Retail Store, which
includes a drive-thru pharmacy, 58 parking spaces, and an 8-
ft. high monument sign.

Project Manager: Rich Zumwalt, Associate Planner
**Action: Adopted (3-0-0-1) Mitigated Negative Declaration
IS-04-010.**

Action: Approved (3-0-0-1) with amendments:

Condition 13. Prior to the issuance of building permits a revised site plan and building elevation shall be submitted to show: A) Extension of the arcade feature along Third Avenue on the west side of the building; B) The relocation of the trash facilities to the southeast corner of the site; C) The ends of the parapet walls on the west and north side of the building shall be wrapped into the center of the building to visually create more mass and finish to that design feature.

Condition 14. Prior to the issuance of building permits the applicant shall pay all applicable fees associated with this application.

Condition 15. Prior to the issuance of building permits a lighting plan be submitted to confirm that all lighting (especially on the east side of the building) is adequately screened from the adjacent residential properties.

BUSINESS:

2. DRC-01-44

Del Rey Terrace
1065 Tierra Del Rey
Chula Vista, CA
Landscape plan for 24,500 sq. ft. office building.

Project Manager: Dawn Van Boxtel, Associate Planner

Action: Approved (3-0-0-1) plans as satisfying condition I.C. of original Notice of Decision.

3. DRC-03-11

Marina Gateway
830 Bay Blvd.
Chula Vista, CA 91910
Review and approval of colors and material samples for project (a concrete tilt-up), that the Design Review Committee approved on March 17, 2003, with the condition that it come back to the committee for final approval of colors and samples prior to issuance of building permit.

Project Manager: Raymond Pe, Senior Planner

Action: Approved (3-0-0-1) with the condition that the blue paint being used for the exterior building is of a superior quality that would resist fading.

ADJOURNMENT:

At 6:15 p.m. to a regular meeting on Monday, March 1, 2004
at 4:30 p.m. in Council Chambers.